



V. K. Harmalkar

ADVOCATE & NOTARY

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TITLE REPORT

Dated: 01/03/2024

THE PRESENT TITLE SEARCH REPORT CONCERNS THE FOLLOWING IMMOVABLE PROPERTY.

DESCRIPTION OF THE PROPERTY

All that Immovable Property known as "AUCHIT WADO" alias "CHONOICHEA GALIVACHEM BORDA" admeasuring 1,800 Sq.mts, Surveyed under Survey No.341 of Sub Division No.3 of Tivim Village, along with an old residential house therein bearing house No.107, issued by Village Panchayat of Tivim, admeasuring 250 square meters, situated at Tivim, Bardez – Goa, situated at Tivim, Bardez – Goa, within the limits of Village Panchayat of Tivim, Taluka and Sub - District of Bardez, District of North Goa, State of Goa. Which Property is not found to be described in the Land Registration office of Bardez, nor enrolled in the Taluka Revenue of Bardez. The same is bounded as under:

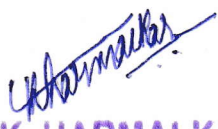
East: by Road.

West: by Property bearing Survey No. 341/7.

North: Partly by Main Road from Mapusa to Bicholim and Partly by Property bearing Survey No. 341/2 and Survey No. 341/4.

South: by Property bearing Survey No. 341/6 and Survey No. 341/8.

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NOTARY AT MAPUSA BARDEZ GOA
STATE OF GOA - INDIA


The above property is hereinafter referred to as the "SAID PROPERTY" for the sake of brevity.

THE PHOTOCOPIES/CERTIFIED COPIES OF FOLLOWING DOCUMENTS HAVE BEEN FURNISHED FOR SCRUTINY ALONG WITH ITS CERTIFIED COPIES FOR INSPECTION:

I have examined the following documents which are valid as per existing laws: -


- i) Order of Governor, dated 19th May 1938.
- ii) Copy of Judgment and Order, dated 31st August 1990.
- iii) Copy of Order, dated 22nd January 1999, passed by Additional District Judge at Mapusa.
- iv) Copy of Will in favour of Mr. Alexander Desouza alias Alexander Desouza alias Alexander Augustine Luis Mario De Souza alias Alexander Augustine Luis Mario D'souza and his wife Mrs. Annabelle Desouza alias Annabelle Aranha E D'souza, both dated 5th June, 1990, registered under No. 13 and 14, respectively, under Book No.III, Volume No. I, dated 10TH June, 1991, executed before Sub Registrar of Bardez.
- v) Manual Form I & XIV of property bearing Survey No.341/3 of Tivim Village.

...3/-


VIKESH K. HARMALKAR
NOTARY AT MAPUSA BARDEZ GOA
STATE OF GOA - INDIA

- vi) Deed of Sale, dated 21st February 2023, registered before Sub-Registrar of Bardez, under Book- 1 Document, Registration No.BRZ-1-1105-2023, dated 09/03/2023.
- vii) Computerized copy of Form I & XIV of property bearing Survey No.341/3 of Tivim Village.
- viii) Survey Plan of property No.341/3 of Tivim Village.
- ix) Sanad bearing No.4/688/CNV/AC-III/2022/373, dated 06/03/2023 from Additional Collector –III, North Goa District, Mapusa, Bardez – Goa.
- x) Technical Clearance Order bearing Ref No.TPB/9117/TIV/TCP-2023/9608, dated 13/11/2023, Town & Country Planning Department, North Goa District Office, Mapusa, Bardez - Goa.
- xi) Construction license No.VP/TIV/BAR/F.41/2023-24/2365, dated 20/12/2023, from Village Panchayat of Colvale, Bardez – Goa.
- xii) NOC bearing No.DHS/2023/DHS0901/O0026/1842, dated 18/11/2023, from Directorate of Health Services, Primary Health Centre, Colvale, Bardez – Goa.
- xiii) NIL Encumbrance Certificate, bearing Certificate No.NEC/9/2024/502, dated 19/02/2024.

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NOTARY AT MAPUSA BARDEZ GOA
STATE OF GOA - INDIA


FLOW OF TITLE:

On perusal of the above listed documents and on giving searches in the relevant office, it is seen that the Said Property originally belonged to Comunidade of Tivim and came to be granted as Aforamento for construction of house to Mr. Agostinho Xavier de Souza. The entire foro with respect to the said property came to be paid upon which, final possession of the SAID PROPERTY was granted as aforamento, by order of Governor, dated 19th May 1938.

On perusal of the Manual Form I and XIV pertaining to the said property it is seen that based on the order of the Governor, dated 19th May 1938, name of Mr. Agostinho Xavier de Souza came to be recorded in the occupant's column in the Form I and XIV with respect to said property.

It is further seen that Captain John D'souza alias John Damacian Alexander D'Souza alias Captain John Alexander Damasim D'Souza alias John Alexander De Souza, filed a civil suit for mutation, deletion and for permanent injunction against his parents and others bearing Regular Civil suit No.89 of 1989 in the court of civil Judge Senior Division at Bicholim.

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NOTARY AT MAPUSA BARDEZ GOA
STATE OF GOA - INDIA


That the grandparent of Mr. Alexander Desouza alias Alexander Desouza alias Alexander Augustine Luis Mario De Souza alias Alexander Augustine Luis Mario D'souza namely Mr. Agostinho Xavier de Souza and his wife Mrs. Maria Michael Lobo E Souza came to be impleaded as defendant No.1 and 2 and the above said property was one of the subject matter of the said Civil Suit.

It is further seen that the above civil suit proceeded ex-parte against the defendants therein and the suit and came to be decreed in favour of Captain John D'souza alias John Damacian Alexander D'Souza alias Captain John Alexander Damasin D'Souza alias John Alexander De Souza, vide Judgment and Order, dated 31st August 1990.

It is further seen that in the Civil suit there was a Civil Miscellaneous Application bearing CMA No.223/93/B, which came to be filed in the above civil suit by Mrs. Maria Lorenda Berta D'Souza and her son Mr. Leander Raymond D'Souza against Captain John D'souza alias John Damacian Alexander D'Souza alias Captain John Alexander Damasin D'Souza alias John Alexander De Souza and others which was allowed.

It is further seen that Captain John D'souza alias John Damacian Alexander D'Souza alias Captain John Alexander Damasin D'Souza alias John Alexander De Souza one on coming to know

...6/-


VIKESH K. HARMALKAR
NOTARY AT MAPUSA BARDEZ GOA
STATE OF GOA - INDIA


about the said order challenged the said order, dated 31st August 1990, before the Additional District Judge Mapusa and the Honorable court vide order, dated 22nd January 1999, quashed and set aside the order, dated 4th October 1994, passed by the learned Civil court Bicholim in CMA No.223/93/B.

That in view of above Captain John De Souza father of Mr. Alexander Desouza alias Alexander Desouza alias Alexander Augustine Luis Mario De Souza alias Alexander Augustine Luis Mario D'souza became the lawful owner in exclusive possession of the said property.

That Captain John De Souza married to Mrs. Anne Mendes E De Souza alias Aninha Amelia Florencia Mendes e D'Souza alias Anne Amy Flory Mendes E D'Souza alias Anne De Souza out of their wedlock had one child Mr. Alexander Desouza alias Alexander Desouza alias Alexander Augustine Luis Mario De Souza alias Alexander Augustine Luis Mario D'souza.

That Captain John De Souza, expired on 16th December 1999 and his wife expired on 27th October 2007, both leaving behind two Wills, both dated 5th June 1990, executed before Sub Registrar of Bardez.

...7/-



VIKESH K. HARMALKAR
 NOTARY AT MAPUSA BARDEZ GOA
 STATE OF GOA - INDIA

That the said Captain John Alexandre Damasin D'Souza and his wife Mrs. Anne Mendes E DeSouza alias Aninha Amelia Florencia Mendes E D'Souza alias Anne Amy Flory Mendes E D'Souza alias Anne De Souza executed a Will in favour of their Son Mr. Alexander Desouza alias Alexander Desouza alias Alexander Augustine Luis Mario De Souza alias Alexander Augustine Luis Mario D'souza and their Daughter- in-Law Mrs. Annabelle Desouza alias Annabelle Aranha E D'souza, both dated 5th June, 1990, registered under No. 13 and 14, respectively, under Book No.III, Volume No. I, dated 10th June, 1991, executed before Sub Registrar of Bardez.

That upon the death of Captain John Alexandre Damasin D'Souza and his wife Mrs. Anne Mendes E DeSouza alias Aninha Amelia Florencia Mendes E D'Souza alias Anne Amy Flory Mendes E D'Souza alias Anne De Souza , their son and daughter-in-law namely Mr. Alexander Desouza alias Alexander Desouza alias Alexander Augustine Luis Mario De Souza alias Alexander Augustine Luis Mario D'souza and Mrs. Annabelle Desouza alias Annabelle Aranha E D'souza, became to be the sole owners of the said property.

That based on the above Wills, Mr. Alexander Desouza alias Alexander Desouza alias Alexander Augustine Luis Mario De Souza alias Alexander Augustine Luis Mario D'souza and his wife

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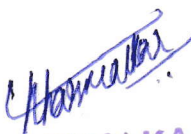

VIKESH K. HARMALKAR
 NOTARY AT MAPUSA BARDEZ GOA
 STATE OF GOA - INDIA

Mrs. Annabelle Desouza alias Annabelle Aranha E D'souza, have carried out the mutation of the said property in their name with respect to the Said Property.

In view of above Mr. Alexander Desouza alias Alexander Desouza alias Alexander Augustine Luis Mario De Souza alias Alexander Augustine Luis Mario D'souza and his wife Mrs. Annabelle Desouza alias Annabelle Aranha E D'souza, became the lawful owners in exclusive possession of the SAID PROPERTY along with a old residential house therein .

It is further seen that the Mr. Alexander Desouza alias Alexander Desouza alias Alexander Augustine Luis Mario De Souza alias Alexander Augustine Luis Mario D'souza and his wife Mrs. Annabelle Desouza alias Annabelle Aranha E D'souza sold the said Property to M/S. ANAND SAGAR HOMES, a partnership firm registered under the Partnership Act before the registrar of firms under no. 27/2017, dated 27/01/2017, holding Pan Card bearing no. _____ having its registered office at 161/5, Anand Sagar, Feria Alto, Mapusa, Bardez - Goa, duly represented herein by its Partners; (1) MR. RAGHAV M. SHETTY, Son of Muddanna Shetty, 54 years of age, married, business, Indian National, bearing Pan card No. _____ and Aadhaar Card bearing No. _____, Contact No.9860386883, resident of UG-1 D'sa Apartment Faira Alto Mapusa, Bardez, Goa; and

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 STATE OF GOA - INDIA

(2) MR. GOWTHAM SHETTY, Son of Manjayya Shetty, 33 years of age, married, business, Indian National, having Pan Card bearing Nc and Aadhaar Card bearing Nc

Contact No.7020460589, resident of 1-19-Hindelsu House Naikambli, Chittoor Post, Kundapura Taluka, Udupi, Karnataka 576233, by virtue of Deed of Sale, dated 21st February 2023, registered before Sub- Registrar of Bardez, under Book- 1 Document, Registration No.BRZ-1-1105-2023, dated 09/03/2023.


It is further seen that M/S. ANAND SAGAR HOMES based on the sale deed carried out mutation of the said property in their name and its name is found recorded in the occupant's column in the Form I and XIV pertaining to the said property.

In view of above M/S. ANAND SAGAR HOMES became the absolute owner in lawful possession of the Said Property.

It is further seen that M/S. ANAND SAGAR HOMES have further for the purpose of development of Residential Building cum Commercial building and Compound wall have obtained the following license/permissions/ NOC'S:

1. Sanad bearing No.4/688/CNV/AC-III/2022/373, dated 06/03/2023 from Additional Collector -III, North Goa District, Mapusa, Bardez - Goa.

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 NOTARY AT MAPUSA BARDEZ GOA
 STATE OF GOA - INDIA

2. Technical Clearance Order bearing Ref No.TPB/9117/TIV/TCP-2023/9608, dated 13/11/2023, Town & Country Planning Department, North Goa District Office, Mapusa, Bardez - Goa.
3. Construction license No.VP/TIV/BAR/F.41/2023-24/2365, dated 20/12/2023, from Village Panchayat of Colvale, Bardez – Goa.
4. NOC bearing No.DHS/2023/DHS0901/O0026/1842, dated 18/11/2023, from Directorate of Health Services, Primary Health Centre, Colvale, Bardez – Goa.

It is further seen that M/S. ANAND SAGAR HOMES” proposes to construct a Residential Building cum Commercial building and Compound identified as “MANGO TREE” in the SAID PROPERTY and has started constructing of the residential Cum Commercial building in the SAID PROPERTY and offered for sale the Apartments and shops to its prospective buyers.

I have also gone through the Nil Encumbrance Certificate issued by Sub Registrar of Mapusa and as such I found that the SAID PROPERTY is unencumbered and upon making search in the sub registrar of Mapusa, I did not find any encumbrances over the SAID PROPERTY registered in the said office and therefore the above SAID PROPERTY is free from all encumbrances and charges up to 13/02/2024.

...11/-


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 STATE OF GOA - INDIA

All the relevant documents of title which have been mentioned hereinabove in connection with the SAID PROPERTY which are placed before me are photo copies and verified with the originals. I have verified and tallied these documents from the records of the respective authorities and I am satisfied that the SAID PROPERTY is transferable and the transferor has right to develop and sell the apartments/Shops to its prospective purchasers.

I have also verified that the SAID PROPERTY is not attached by court of law as per the inspections carried out by me in the respective offices.

No tenancy laws and no minor's interest are involved in the SAID PROPERTY which exclusively belongs to M/S. ANAND SAGAR HOMES and their title is clean, clear and marketable and they are entitled to develop and sell the apartments/Shops constructed in the said property to its prospective purchasers..

VIKESH K. HARMALKAR
NOTARY AT MAPUSA BARDEZ GOA
STATE OF GOA - INDIA

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CERTIFICATE

I, therefore certify that the title of M/S. ANAND SAGAR HOMES clean, clear and marketable and they are entitled to develop and sell the apartments/Shops constructed in the said property to its prospective purchasers.

This certificate is made in favour M/S. ANAND SAGAR HOMES, based on the documents placed and produced before me which are photo copies/certified copies and compared with the originals.

ADV. V.K. HARMALKAR
VIKESH K. HARMALKAR
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